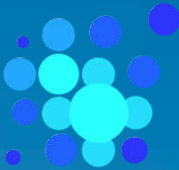


# CAR SUPERMARKET

## TO LET

Barber Wadlow

Fuel and Automotive Property Advisers



## Darlaston Road, Wednesbury, WS10 7SH



- Car supermarket extending to 110,914ft<sup>2</sup> (10,304m<sup>2</sup>)
- Accessible location – 3 miles from Junction 9 of the M6 motorway
- Self-contained 12.82 acre site (5.19 ha) with external space for approximately 1,100 vehicles
- Available to let



# CAR SUPERMARKET

## LOCATION

The property is located in Wednesbury at the heart of the West Midlands.

Wednesbury is approximately 6 miles to the south east of Wolverhampton and 9.5 miles to the north west of Birmingham City Centre

Greater Birmingham/West Midlands Population: 5,601,847 (population census 2011).

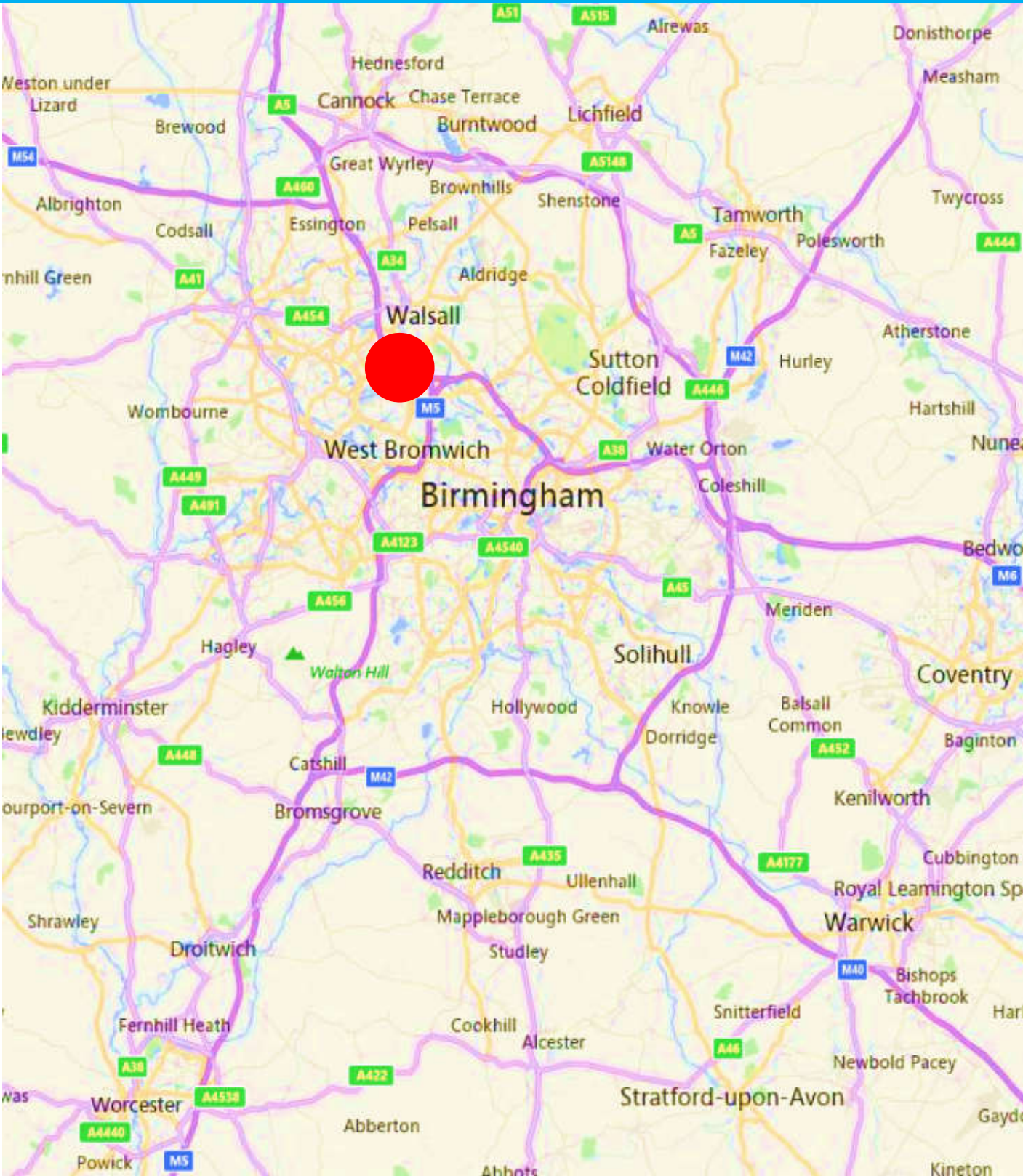


(Source of photos, including front cover: Bing Maps, Google Images)

## SITUATION

## DESCRIPTION

## TERMS



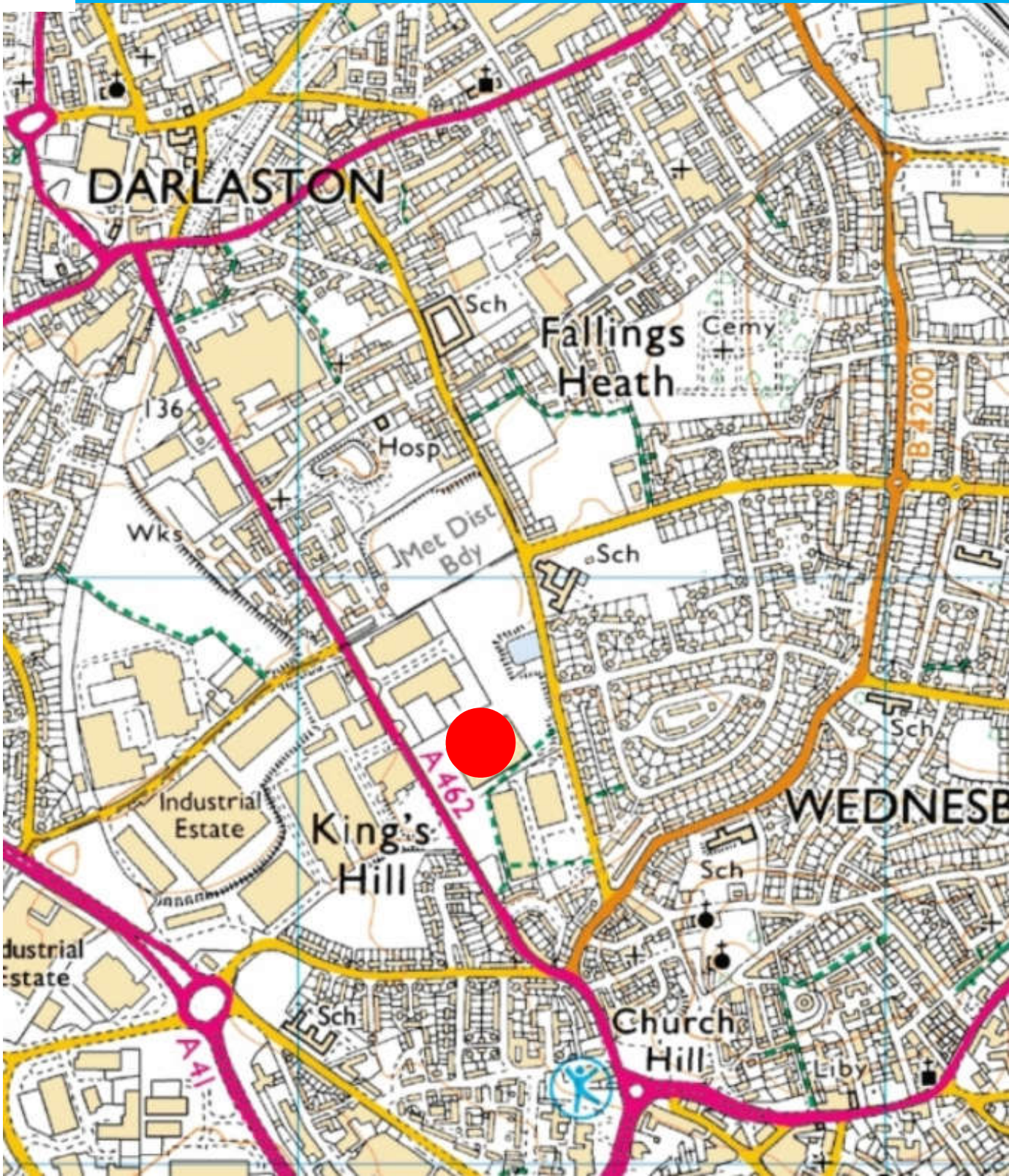
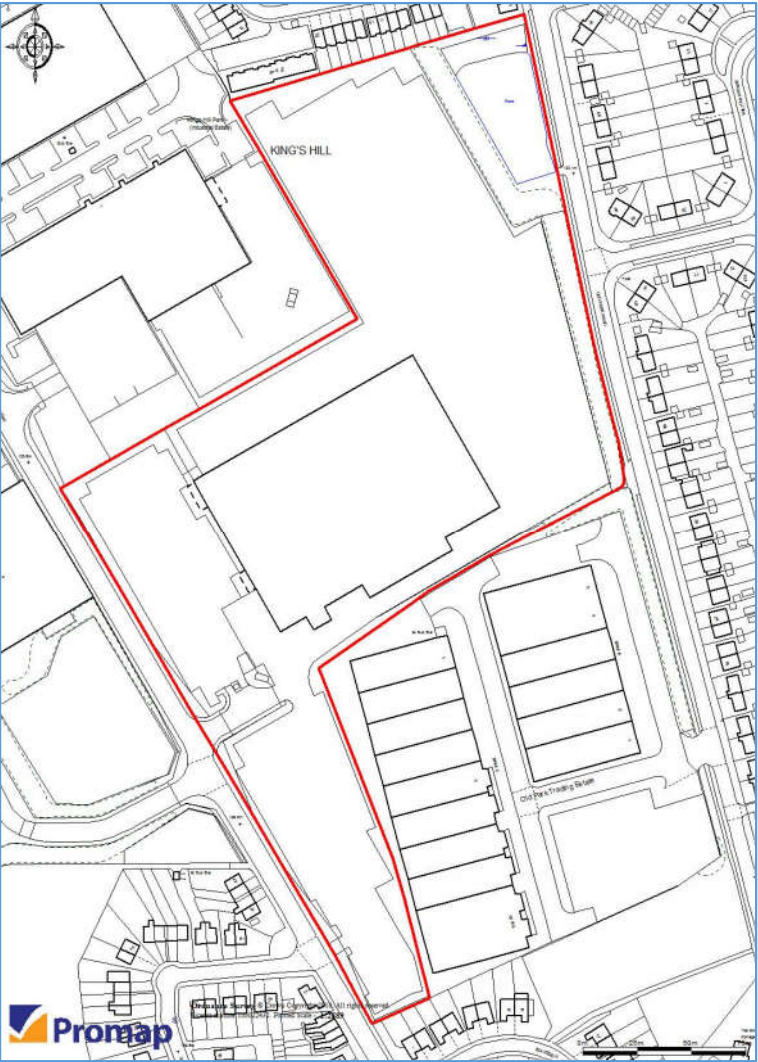


# CAR SUPERMARKET

LOCATION	SITUATION	DESCRIPTION	TERMS
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The property fronts the A462 Darlaston Road, in between Wednesbury and Darlaston town centres.

The Darlaston Road adjoins the A461 a short distance to the south, which in turn provides access to Junction 9 of the M6 motorway, 3 miles to the north east.



(Source of photos, including front cover: Promap, Bing Maps)



# CAR SUPERMARKET

LOCATION	SITUATION	DESCRIPTION	TERMS
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A modern, purpose-built car supermarket of approximately **110,914ft² (10,304m²)** situated on a site extending to **12.82 acres (5.19 hectares)**.

Internally the property provides an extensive car sales area for approximately **250** vehicles, in addition to a large workshop and an adjoining valeting area.

Externally, the property provides an extensive yard that is surfaced with tarmacadam and can accommodate approximately **1,100** vehicles.

The site is secured by a steel palisade fence and there is an automated barrier and security building at the main entrance.

We have been provided with the following floor areas:

Floor	Use	Sq ft	Sq m
Ground	Showroom	62,428	5,799.7
	Offices	3,511	326.2
	Customer Reception / Interview Rooms	4,157	386.2
	Workshop	23,104	2,146.4
	Parts Department/Office	1,782	165.5
	Bodyshop	5,776	536.6
	Valeting Bay	3,157	293.3
	Stores/Plant House	672	62.4
	Gatehouse	185	17.2
	Gatehouse	64	5.9
First	Offices/Training Room	4,493	417.4
	Works Canteen/WCs	1,585	147.2
Total GIA	(Gross Internal Area)	110,914	10,304.2



## Planning

Car Supermarket is a Sui Generis use. For further details, please make enquiries of Sandwell Metropolitan Borough Council (<http://www.sandwell.gov.uk/planning>).

## Business Rates

Rateable Value – £715,000.

## EPC

C – 71.

## Terms

**Available to let (as a whole or in part) on terms to be agreed.**

## Further Information

If you require further information on this property, please do not hesitate to contact:

Alexandra Hess

T: 0121 308 6060

M: 07507 368172

[alexandra.hess@barberwadlow.co.uk](mailto:alexandra.hess@barberwadlow.co.uk)

Adam Wadlow

T: 0121 308 6060

M: 07814 692312

[adam.wadlow@barberwadlow.co.uk](mailto:adam.wadlow@barberwadlow.co.uk)

# Barber Wadlow



Fuel and Automotive Property Advisers

February 2016

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